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 \int \text{Shirokane Chojamaru } \mathscr{D} \text{ famous as a town where people want to live.}
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It is an elegant mansion of over 200  $\mathbf{m}^2$ .

## Musée Shirokane Chojamaru

7 minutes walk from Meguro Station on the JR Yamanote Line, Tokyo Metro Namboku Line, and Toei Mita Line

Price 638,000,000 yen

Address: 2-9-6 Kami-Osaki, Shinagawa-ku, Tokyo 2-282-1210 Kami-Osaki, Shinagawa-ku, Tokyo

Urban planning restrictions: Urbanization area Zoning: Type 1 low-rise residential area

Other restrictions: Semi-fire prevention area, Type 1 high-rise district

Building coverage ratio: 60% Floor area ratio: 150% Type of rights: Freehold Land use: Residential land

Site area: 3,259.88 m<sup>2</sup> as stated in the real estate registry Site share: 6,589/100,000

Exclusive area: Wall core 217.92 m<sup>2</sup> Total number of units: 23

Balcony area 4.50 m Floor plan: 3LDK+WIC+SIC

Structure/scale: Reinforced concrete structure, flat roof, 1 basement floor, 3 floors above ground

Floor location: 2nd floor

Seller: Toko House Co., Ltd. Date of construction: January 1993 Management company: Mitsui Fudosan Residential Services Co., Ltd.

Construction company: Takenaka Corporation Design company: Atelier Morphe Architects, Inc.

Management type: Fully outsourced\*1

Management fee: 81,700 yen/month Repair reserve fund: 43,500 yen/month

Storage room: 3,900 yen/month

Total monthly fee: 129,100 yen/month

Parking: 30,000-48,000 yen/month\*2 Bicycle parking: Free\*3 Motorcycle parking: None\*4

## [Preparation]

- \* 1 Administrator duty hours: January to Friday 9:00AM  $\sim$  5:00PM, Saturday and Sunday 9:00AM  $\sim$  12:00PM
- \* 2 Confirmation is required for empty space, and contract is required for other ways.
- \* 3 It is possible to park in the flat parking area and the parking area of the automatic parking lot.
- \* 4 It is possible to park in the wheel parking lot.
- Breeding of pets is prohibited

Electricity: Tokyo Electric Power Gas: None Water supply: Public sewerage/Tokyo Metropolitan Waterworks Bureau Drainage: Public sewerage

Current situation: Empty Extradition period: Immediate move-in possible (after the completion of the project)

## Bath Room









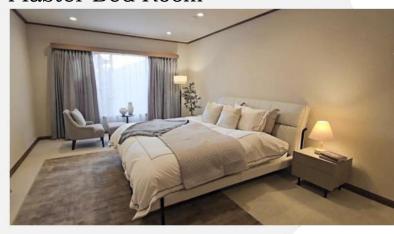
Kitch



Bed Room 約16.4帖



Master Bed Room





Bed Room 約7.8帖

SIC 約1.9帖

> Master Bed Room





Bed Room